



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

**TOWN OF GREENWOOD
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION HEARING: TUES. APR. 26, 2022 @ 6:30 PM**

NOTICE IS HEREBY GIVEN the Planning Commission of the Town of Greenwood will hold a Public Hearing on Tuesday April 26, 2022 at 6:30 pm.

Old Business:

1. Approve minutes from meeting held on March 30, 2022

2. **ORDINANCE 2022-01**
AMENDING AND ADOPTING BY ORDINANCE THE 2019
TOWN OF GREENWOOD COMPREHENSIVE PLAN LANDS
OF QUEENA MAST AND MARK YODER 2 N. FIRST ST.
GREENWOOD DE. TAX ID 530-9.16-27.00 FUTURE LAND
USE DESIGNATION CHANGE FROM R-1 TO R-3

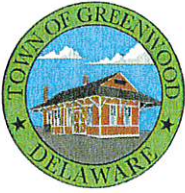
ORDINANCE 2022-02
AMENDING AND ADOPTING BY ORDINANCE THE 2019
TOWN OF GREENWOOD COMPREHENSIVE PLAN, LANDS
OF QUEENA MAST AND ETHAN MAST 102 NORTH ST
TAX ID 530-9.16-29.03 CONSISTING OF .0001 ACRES FUTURE
LAND USE DESIGNATION CHANGE FROM R-1 TO R-3

ORDINANCE 2022-03
AMENDING AND ADOPTING BY ORDINANCE CHANGE
IN ZONING FROM R-1 TO R-3 FOR THE PROPERTY
LOCATED AT 2 N FIRST ST. GREENWOOD DE BY APPLICANTS
QUEENA MAST AND MARK YODER TAX ID 530-9.16-27.00 CONSISTING
OF +/- .0001 ACRES.

ORDINANCE 2022-04
AMENDING AND ADOPTING BY ORDINANCE CHANGE
IN ZONING FROM R-1 TO R-3 FOR THE PROPERTY
LOCATED AT 102 NORTH ST. GREENWOOD DE BY APPLICANTS
QUEENA MAST AND ETHAN MAST TAX ID 530-9.16-29.03 CONSISTING
OF +/- .0001 ACRES. APPLICANT PROPOSES TO USE PROPERTY FOR A LODGING
HOUSE FOR ELDER CARE. PROPERTY IS CURRENTLY ZONED R-1 WITH
PROPOSED USE R-3

ORDINANCE 2022-05
AMENDING AND ADOPTING BY ORDINANCE FOR APPLICATION
FOR CONDITIONAL USE ON +/- .0001 ACRES LOCATED AT 2 N. FIRST ST.
GREENWOOD DE. BY APPLICANTS QUEENA MAST AND
MARK YODER TAX ID 530-9.16-27.00 TO USE PROPERTY FOR A LODGING HOUSE
FOR ELDER CARE. PROPERTY IS CURRENTLY ZONED R-1 WITH PROPOSED USE R-3

ORDINANCE 2022-06
AMENDING AND ADOPTING BY ORDINANCE FOR APPLICATION
FOR CONDITIONAL USE ON +/- .0001 ACRES LOCATED AT 102 NORTH ST.
GREENWOOD DE. BY APPLICANTS QUEENA MAST AND
ETHAN MAST TAX ID 530-9.16-29.03 TO USE PROPERTY FOR A LODGING HOUSE
FOR ELDER CARE. PROPERTY IS CURRENTLY ZONED R-1 WITH PROPOSED USE R-3



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

WHEREAS, the Town of Greenwood received a waiver from PLUS for the minor plan amendment to change the Future Land Use designation from R-1 to R-3 on parcels 530-9.16-27.00 and 530-9.16-29.03.

New Business

- I. Conditional Use application by DEStorage rep Casey Kenton for property tax id #5-30-10.00-55.00 for outdoor covered and uncovered parking as an ancillary use to a public self storage facility.

NOTE:

AGENDA SHALL BE SUBJECT TO CHANGE TO INCLUDE ADDITIONAL ITEMS OR THE DELETION OF ITEMS WHICH ARISE AT THE TIME OF THE MEETING. [29 Del. C. Sec.10004 (e)(3)].

AGENDA ITEMS MAY BE CONSIDERED OUT OF SEQUENCE.

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on April 18, 2022, at least seven (7) days in advance of the meeting.

Town of Greenwood
Minutes
Planning Commission Meeting
Wednesday, March 30, 2022 @ 6:30 pm

Call to Order:

Commission Chair Jennifer Nelson called the meeting to order at 6:30 pm.

Commissioners Present:

Jennifer Nelson, Durene Jones, Hannah Byler, Lisa Workman

Officials Present:

Town Manager Janet Todd and Clerk Carolyn Chisenhall

Approval of Minutes:

Motion by Commissioner Jones to approve the minutes of the August 31, 2022, Planning and Zoning Commission Meeting. Seconded by Commissioner Nelson. CARRIED by Unanimous Vote.

New business:

Public Hearing ORDINANCE A-22-A AN ORDINANCE AMENDING ORDINANCE A-1 (ZONING ORDINANCE) TO ALLOW PUBLIC STORAGE FACILITY USES AS A PERMITTED USE IN THE HIGHWAY COMMERCIAL (HC) DISTRICT, TO REMOVE SELF STORAGE FACILITY USES AS A CONDITIONAL USE IN THE DOWNTOWN COMMERCIAL DISTRICT (DC), TO AMEND THE USE CHART IN THE ZONING ORDINANCE, AND TO AMEND DEFINITIONS.

Manager Todd explained that the Ordinance would clean up inconsistencies and clarify definitions in the code which, though not site specific, pertain to uses that DEStorage.com would like to explore with properties that Marta Morelli has applied to annex into the Town of Greenwood at 9343 Beach Highway. Tax ID#s: 530-10.00-52.00, 530-10.00-55.00, 530-10.00-56.00, and 530-10.00-56.03.

Motion made by Durene Jones recommending to approve the proposed amendment, Ordinance A-22-A. Seconded by Commissioner Byler. CARRIED by Unanimous Vote, with Commissioner Workman Abstaining due to a work conflict.

Adjournment:

Commissioner Jones moved to adjourn at 6:46 pm. Seconded by Commissioner Nelson. CARRIED by Unanimous Vote.

Attested _____, Town Manager

TOWN OF GREENWOOD
100 WEST MARKET STREET
P.O. BOX 216
GREENWOOD, DE 19950
302-349-4534
302-349-9332

FEE \$350

APPLICATION FOR CONDITIONAL USE

Current Property Owner Information:

Current Owner Name(s)/Applicant(s):

DEStorage.com Greenwood, LLC

Attn: Casey Kenton

Mailing Address:

P.O. Box 139

Rockland, DE 19732

Phone Number: (302) 228-1128

Email Address: ckenton@i-realty.com

Contact Person: Casey H. Kenton

Property Information:

Sussex County Tax Map/Parcel

Number: 5-30, 10.00 #55

Property Location: Sussex Highway (Rt. 13), north of the Rt. 16

Total Lot Area: Sq. Ft. Acres +/- 20 Acres

Current Zoning District: (HC) Highway Commercial

Proposed Zoning (if applicable):

Current Property Use: Agriculture

Briefly Describe Proposed Conditional Use:

Outdoor covered and uncovered parking with or without a solar installation on the roof, as an ancillary use to a public self-storage facility.

REQUIRED INFORMATION BY PROPERTY OWNER:

1. Two (2) copies of a recent Survey by a licensed surveyor showing the amount of acreage. Description must conform to metes and bounds of survey.
2. Copy of the Deed.
3. A preliminary site plan complying with the requirements of site plan review. Additional information may be required for the determination of the nature of the proposed use and its effect on the Comprehensive Plan.

I (We) hereby apply to the TOWN OF GREENWOOD, for a Conditional Use on the property described above. I (We) certify that all the information and attached documentation provided by me in this application is correct and I (We) further understand that a Public Hearing will not be scheduled until this application is complete as determined by the GREENWOOD Administrative Official.


Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

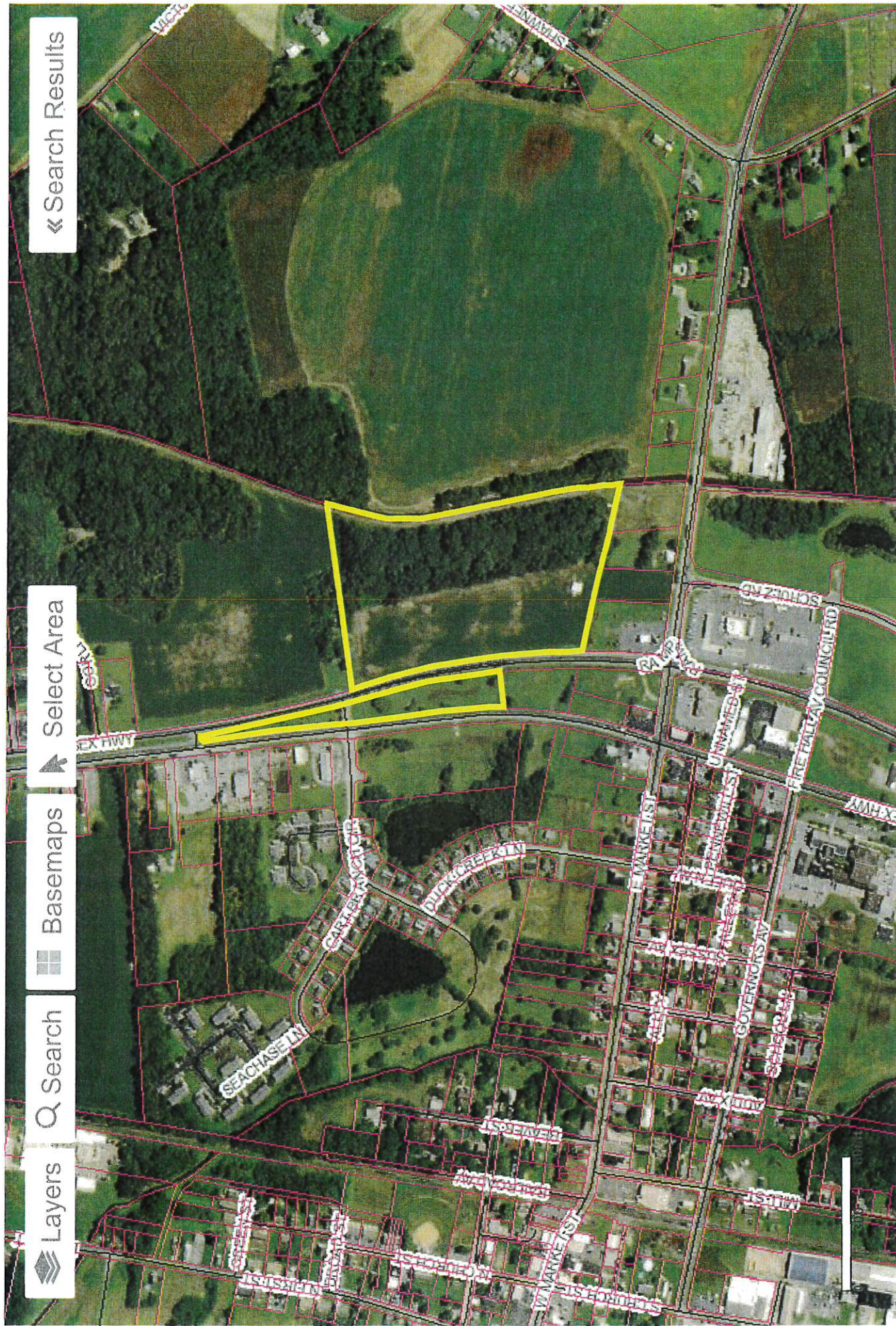
FOR MAYOR AND TOWN COUNCIL

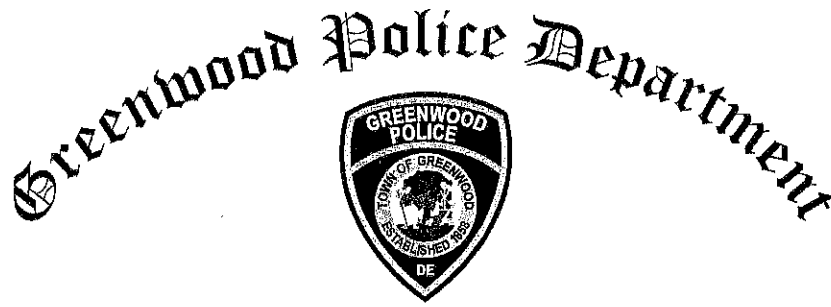
Approved/Date: _____

Mayor

Denied/Date: _____

Mayor





100 West Market Street
P.O. Box 208
Greenwood, DE 19950

We Serve With Pride and Integrity

Phone: (302) 349-4822
Fax: (302) 349-4870

Memorandum

To: Town Manager Janet Todd
From: Chief Phillip Thomas
Date: 03/28/2022
Re: Annex Proposal

In reference to the proposed annexation of 9343 Beach Highway, Greenwood, Delaware, the Greenwood Police Department will provide police protection to this property.

Thank you.

Janet Todd

From: Christopher Petrone <cpetrone7825@gmail.com>
Sent: Tuesday, March 29, 2022 1:46 PM
To: Janet Todd
Subject: Town Annex

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

The Greenwood Vol. Fire Co. No.1 Inc. can provide all fire and ems coverage for the proposed annexation. If you have any further questions please reach out.

--

Christopher D. Petrone ,Jr
Fire Chief
NREMT
Greenwood Fire Co.
12611 Fire Hall Ave.
Greenwood, De 19950
Cell (302) 381-0616
Sta. (302) 349-4529

Janet,

Thanks. Is the Town going to required SFMO approval? From what you have stated below the 3 clients would only deem the building a single family dwelling and not a residential board and care. The SFD would not require sprinkles until they add one more client. Residential Board and Care definition: An occupancy used for lodging and boarding of four or more residents, not related by blood or marriage to the owners or operators, for the purpose of providing personal care services. We have these all over the county for other types of cliental. We allow three clients and the provider (whom does not live there full time but shift works)

If they keep it as is the SFMO would not need to do anything at this time. Mark has done this type of unit at his other location and knows to keep it at three so he does not have to do anything with our office. The fire department needs to be informed because they have a mess to deal with in the event of a fire.

DUANE T. FOX, JR., CPFS, CFI, CEPE
ASST CHIEF, TECHNICAL SERVICES
DE STATE FIRE MARSHAL'S OFFICE
22705 PARK AVE, GEORGETOWN
302-856-5298